

AMENDED IN ASSEMBLY APRIL 16, 2009

CALIFORNIA LEGISLATURE—2009—10 REGULAR SESSION

## ASSEMBLY BILL

**No. 498**

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**Introduced by Assembly Member Hayashi**

February 24, 2009

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~~An act relating to housing.~~ *An act to add Chapter 2.8 (commencing with Section 728) to Division 4 of the Military and Veterans Code, relating to military housing.*

### LEGISLATIVE COUNSEL'S DIGEST

AB 498, as amended, Hayashi. Affordable housing: veterans.

Existing law establishes the Multifamily Housing Program under the administration of the Department of Housing and Community Development to provide a standardized set of program rules and features applicable to all housing types based on the department's California Housing Rehabilitation Program. Existing law authorizes a sponsor, as defined, of a supportive housing development funded by the Multifamily Housing Program, to restrict occupancy of a project to persons with veteran status under specified circumstances.

~~This bill would make several legislative findings and declarations relating to veteran renter households. The bill would also express the intent of the Legislature to enact legislation relating to affordable housing for veteran renter households.~~ *require the Department of Veterans Affairs to collaborate with the Department of Housing and Community Development to facilitate the development of multifamily housing for military veterans and their families. The bill would require the department to take action to ensure that if land is donated to the state for the express purpose of providing land for military veterans' housing, or if the department receives funding for a housing project*

*restricted for the use of military veterans, any such housing built on that land, or using that source of funds shall, only be used for housing for military veterans.*

*This bill would also require the department, in collaboration with the Department of Housing and Community Development, not later than July 1, 2010, to prepare and submit to the Legislature a study evaluating the most effective ways to increase the supply of affordable housing for military veterans and their families, including specified information and recommendations, as prescribed.*

Vote: majority. Appropriation: no. Fiscal committee: ~~no~~-yes.  
State-mandated local program: no.

*The people of the State of California do enact as follows:*

1 SECTION 1. The Legislature finds and declares all of the  
2 following:

3 (a) Veterans returning from service in Iraq and Afghanistan  
4 could increase demand for affordable rental housing.

5 (b) Because rental assistance is not an entitlement, not all  
6 veterans who are eligible receive assistance.

7 (c) In 2005, an estimated 2.3 million veteran renter households  
8 had low incomes. Further, an estimated 1.3 million, or about 56  
9 percent of these low-income veteran households, have housing  
10 affordability problems where rental costs exceed 30 percent of  
11 household income.

12 (d) California has significantly more low-income veteran renter  
13 households than any other state, more than 236,000, or about 10  
14 percent of all such households nationwide.

15 (e) More than one-third of low-income veteran renter households  
16 include a veteran who is elderly or has a disability.

17 ~~SEC. 2. It is the intent of the Legislature to enact legislation~~  
18 ~~relating to affordable housing for veteran renter households.~~

19 SEC. 2. Chapter 2.8 (commencing with Section 728) is added  
20 to Division 4 of the Military and Veterans Code, to read:

21

22 CHAPTER 2.8. MULTIFAMILY MILITARY HOUSING

23

24 728. (a) The department shall collaborate with the Department  
25 of Housing and Community Development to facilitate the

1 *development of multifamily housing for military veterans and their*  
2 *families.*

3 *(b) To the extent permitted under existing state and federal fair*  
4 *housing laws, the department shall take action to ensure that if*  
5 *land is donated to the state for the express purpose of providing*  
6 *land for military veterans' housing, or if the department receives*  
7 *funding for a housing project restricted for the use of military*  
8 *veterans, any housing built on that land, or using that source of*  
9 *funds, shall only be used for housing for military veterans.*

10 *SEC. 3. (a) The Department of Veterans Affairs, in*  
11 *collaboration with the Department of Housing and Community*  
12 *Development shall, not later than July 1, 2010, prepare and submit*  
13 *to the Legislature, a study evaluating the most effective ways to*  
14 *increase the supply of affordable housing for military veterans*  
15 *and their families.*

16 *(b) The study required to be prepared pursuant to subdivision*  
17 *(a) shall evaluate and provide recommendations on all of the*  
18 *following:*

19 *(1) Financing options that may be implemented to create funding*  
20 *and other economic incentives for the development of multifamily*  
21 *housing developments for military personnel and their families,*  
22 *including an analysis of tax incentives and public-private housing*  
23 *development partnerships.*

24 *(2) Methods of collaborating with nonprofit organizations and*  
25 *members of private industry in the development of low-income and*  
26 *affordable housing for military veterans.*

27 *(3) Statutory changes that may be necessary to authorize the*  
28 *Department of Veterans Affairs and the Department of Housing*  
29 *and Community Development to, jointly, develop housing projects*  
30 *for military veterans.*